



# *Resource Guide 2013*



# DCA...

The Georgia Department of Community Affairs has served as an advocate for our state's communities since its inception in 1977. More than three decades later, DCA's programs and staff continue to provide critical support for community development, housing, and quality of life initiatives throughout the state, to communities large and small, urban and rural. These efforts help fulfill our mission of

***Partnering with communities to help create a climate of success for Georgia's families and businesses.***

Some of our program highlights include:

- DCA ***manages more than \$280 million in federal and state funds*** each year for community, economic and housing development across Georgia.
- DCA's housing finance agency, ***GHFA*** has an ***AAA Bond rating*** and has maintained that rating through unprecedented volatility in the housing and bond markets. GHFA is one of only 13 state housing agencies in the nation to achieve and maintain this recognition for sound management & investment practices
- Since 2008, ***Georgia Main Street communities*** added ***14,421 net new jobs, 3,841 new small businesses starts and over \$1 billion in public and private investment***. In 2012, Georgia Main Street communities led the nation in net new job growth, adding 2,669 net new jobs- - 12% of the total job growth in the National Main Street network.
- Since its inception in 1980, Georgia's Main Street designated communities have added ***56,966 net new jobs for Georgians***. This year, Georgia Main Street network will celebrate reaching the milestone of ***\$3 billion in public and private investment in its downtowns since 1980***, becoming only the second state in the country to reach that mark.
- From 2000 to 2013, DCA has sustained a ***98% success rate in pledged jobs created with EDGE and REBA funds, and a 134% success rate in attaining private investment*** pledged. These programs have ***created 43,743 jobs and \$6,849,304,355 in private investment***, leveraging \$183,569,172 in state investment in ***214 job creation projects***.
- Our housing funding programs have ***helped businesses create an estimated 11,294 jobs*** even as Georgia shed a staggering 50,000 construction jobs during the recession.
- As of April, ***352 business locations*** have been certified in ***93 designated Opportunity Zones*** and the 2011 OZ report showed over ***3000 jobs created in the 71 OZs active that year, with over \$325 million in private investment***.
- The Housing Choice Voucher Program serves over ***15,000 Georgia families a year*** - adding more than ***\$98 million*** to Georgia's economy each year through ***direct payments to private landlords***.
- DCA's Housing Choice Voucher program was approved for an innovative, first of its kind, tenant selection preference in 2012, specifically designed to serve those with developmental disabilities and mental illness. When fully implemented, the State of Georgia will save millions of dollars each year in required settlement of a Department of Justice judgment.
- DCA's ***HomeSafe Georgia*** program ***has assisted over 3,700 individuals and families***, committing over ***\$77 million*** in U.S. Treasury funding to ***help keep unemployed/under-employed homeowners from foreclosure***.

***Through our programs and services, DCA has a presence in almost every community, no matter how large or small.***

# DCA Resource Guide

The Department of Community Affairs touches the lives of millions of Georgians, most often by working with local governments, authorities, other state agencies, and non-profit organizations. We are proud to be a part of the team helping Governor Deal meet his number one objective of job creation across the state. We provide resources and technical assistance to help communities prepare for economic development opportunities, and to create workforce



housing. We look forward to helping you with our full range of resources as you build the communities you envision, from assistance with planning, to providing technical expertise, to helping you access the resources of not just our agency, but other partners' resources as well.

*Commissioner Gretchen Corbin notes, "Our team members have a long history of working with local leaders to develop bottom-up solutions to community issues, and helping create opportunities for communities to succeed in growing jobs. We look forward to continuing these partnerships in every community."*

## Accessing our Resources and Assistance

Most communities cannot meet all the needs of its citizens using only one strategy and resource. Most of DCA's resources used by local governments to create great places fall into one of four categories.

- **Funding:** spending local, state and/or federal funds to build or create something the community has deemed important; such as sidewalks, roads, parks, public buildings, water and sewer facilities, housing developments or economic development projects.
- **Incentives:** providing ways to make it easier for the private sector to invest and fill a need that the community has deemed important, but cannot complete with available means. Opportunity Zones, tax credits, low-interest rate mortgages and first time homebuyer down-payment assistance programs fall into this category.
- **Partnerships:** a local jurisdiction can opt to work with a private for-profit or non-profit entity, a quasi-governmental agency, or another government entity to achieve a goal that can't be met by the local jurisdiction alone. Partnering to build or rehabilitate low to moderate-income housing is one example of this type of partnership in Georgia, as local governments work with developers (either for-profit or non-profit) to make the benefits of the Low Income Housing Tax Credit (an incentive) work for everyone.
- **Technical Assistance:** The Department employs experts in many different fields, including financing, planning, research, citizen engagement, and governance. Our staff can help local governments consider and select appropriate strategies to help them meet their local goals.



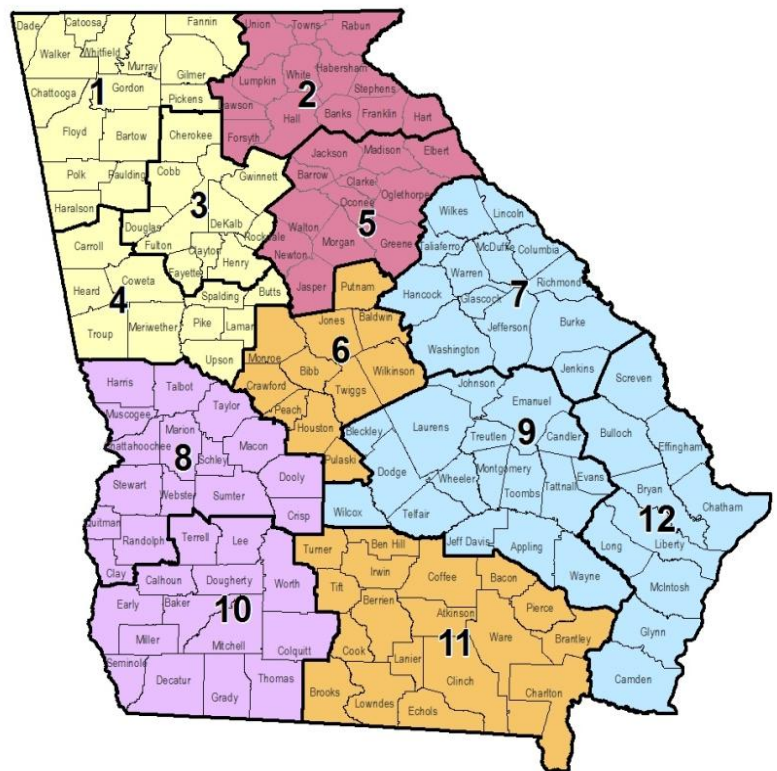
# DCA Resource Guide

DCA offers a variety of resources, as well as the technical assistance to use those resources for their maximum benefit. Some are easier to use than others, but all of them can be effective when used appropriately and in concert with each other. Most major improvements that local governments undertake use multiple resources.

This Resource Guide is organized by category– the way that most communities request our assistance, to help you find what you’re looking for most easily: **Community Development, Community Finance, and Housing**. Within each of these categories we’ve provided an overview of the four types of resources with which we can help, and the contact information for the staff that can provide specific assistance.

## Getting Started

The **DCA Regional Managers** are available to discuss a community’s needs and options, and are a great resource for accessing, organizing and managing the various types of technical and financial assistance available through DCA. These experienced team members can help you decide which tools are best to address your community’s particular needs. They maintain a network of regional and statewide partners that can provide additional assistance to complement what we offer, and can bring those resources to you as well. Please call on them to help coordinate access to DCA and other state assistance.



## DCA Regional Managers

	NW	Leamon Scott	<a href="mailto:Leamon.scott@dca.ga.gov">Leamon.scott@dca.ga.gov</a>	706-621-2585
	NE	Kathy Papa	<a href="mailto:Kathy.papa@dca.ga.gov">Kathy.papa@dca.ga.gov</a>	770-362-7078
	East	Tina Hutcheson	<a href="mailto:Tina.hutcheson@dca.ga.gov">Tina.hutcheson@dca.ga.gov</a>	478-278-9434
	West	Jo Childers	<a href="mailto:Jo.childers@dca.ga.gov">Jo.childers@dca.ga.gov</a>	229-924-3707
	Central	Lynn Ashcraft	<a href="mailto:Lynn.ashcraft@dca.ga.gov">Lynn.ashcraft@dca.ga.gov</a>	478-484-0321

**Director – Corinne Thornton, [Corinne.thornton@dca.ga.gov](mailto:Corinne.thornton@dca.ga.gov), 706-340-6461**

DCA Regional Managers also coordinate and facilitate many of the agency’s special initiatives, including the Georgia Academy for Economic Development, the Georgia Initiative for Community Housing, MainStreet™ assistance and others.

# DCA Community Development

***Community Development: Building the community your citizens have envisioned.*** Our towns, small cities, rural country-sides, suburban and metropolitan areas are home to more than nine million Georgians. We can help your community marshal resources to create an environment that suits the needs and desires of your citizens, and along the way, create a stronger Georgia.

## Funding: Financial resources for your community development projects

PROGRAM DESCRIPTION	CONTACT
<b>Appalachian Regional Commission</b> Provides matching grant funds to eligible applicants within the 37-county ARC service area. Once a year funding cycle with four goal areas: <ol style="list-style-type: none"><li>1. Increase per capita income and job opportunities</li><li>2. Increase capacity of the people of Appalachia</li><li>3. Develop and improve infrastructure</li><li>4. Build the Appalachian Development Highway System</li></ol>	James Thompson 404-679-1584 <a href="mailto:james.thompson@dca.ga.gov">james.thompson@dca.ga.gov</a> Program Manager, Appalachian Regional Commission, Rural Policy <a href="http://www.arc.gov">www.arc.gov</a>
<b>Community Development Block Grant</b> Competitive funding source, up to \$500,000 per project. Must benefit predominantly low to moderate income persons. Once a year application/award cycle, available to non-entitlement communities.	Steed Robinson 404-679-3168 <a href="mailto:steed.robinson@dca.ga.gov">steed.robinson@dca.ga.gov</a> Director, Office of Community Development <a href="http://www.dca.ga.gov/cdbq">www.dca.ga.gov/cdbq</a>
<b>Immediate Threat and Danger</b> Provides 50% matching funds for community development activities having a particular urgency when existing conditions pose a serious and immediate threat to the health or welfare of the community.	Pam Truitt 404-679-5240 <a href="mailto:pam.truitt@dca.ga.gov">pam.truitt@dca.ga.gov</a> Grants Specialist, Office of Community Development <a href="http://www.dca.ga.gov/itd">www.dca.ga.gov/itd</a>

## Incentives: Providing opportunities for business to help communities achieve their visions.

PROGRAM DESCRIPTION	CONTACT
<b>Revitalization Area Strategies</b> provides incentives to communities that implement comprehensive redevelopment activities for targeted areas in their city or county. The Revitalization Area Strategies (RAS) area must be within the URA and a Census Block Group with 20% or greater poverty. Other “Local Redevelopment Tools,” including Opportunity Zones, Enterprise Zones, Community Improvement Districts, and Tax Allocation Districts may be combined with RAS. RAS are usually residential areas, but many communities include downtown business districts in their designated RAS.	Mary Alice Applegate 404-290-3983 <a href="mailto:maryalice.applegate@dca.ga.gov">maryalice.applegate@dca.ga.gov</a> Field Services Representative, Office of Community Development <a href="http://www.dca.ga.gov/RAS">www.dca.ga.gov/RAS</a>

# DCA Community Development

**Partnerships: Enabling governments, non-profit organizations and businesses to work together to achieve specific community development goals.**

PROGRAM DESCRIPTION	CONTACT
<b>AmeriCorps</b> Engages Americans in service to meet critical needs in education, public safety, health, and the environment. AmeriCorps programs are partnerships including federal funding, state coordination and community participation.	Amieko Watson 404-327-6860 <a href="mailto:amieko.watson@dca.ga.gov">amieko.watson@dca.ga.gov</a> Director, Georgia Commission on Service & Volunteerism <a href="http://www.americorpsga.org">www.americorpsga.org</a>
<b>Great Promise Partnership</b> Brings together private sector partners, schools, local government, community partners, students and innovative programming to help at-risk students graduate and become productive members of their communities.	Lori Bodine 404-327-6848 <a href="mailto:lori.bodine@dca.ga.gov">lori.bodine@dca.ga.gov</a> Program Manager, External Affairs <a href="http://www.gpppartnership.org">www.gpppartnership.org</a>
<b>Martin Luther King, Jr. Advisory Council</b> Promotes the legacy and teaching of Dr. Martin Luther King, Jr. through education, recognition of civil rights achievements and bringing partners together to achieve community goals.	John Turner 404-327-6846 <a href="mailto:john.turner@dca.ga.gov">john.turner@dca.ga.gov</a> Director, Community Development Division <a href="http://www.americorpsga.org/mlkcouncil">www.americorpsga.org/mlkcouncil</a>
<b>Georgia Academy for Economic Development</b> Four-day training program offered annually in the 12 service delivery regions to assist local leaders in their economic development efforts by providing an understanding of the critical processes, strategies and components involved in improving their local and regional economies and achieving economic success in today's global economy. Developed and implemented through state partners' consortium of economic development agencies, supported by staff from DCA, Georgia EMC, and Georgia Power.	Corinne Thornton 706-340-6461 <a href="mailto:corinne.thornton@dca.ga.gov">corinne.thornton@dca.ga.gov</a> Director, Office of Regional Services, External Affairs (Contact your Regional TeamGeorgia Managers – pg.2 -for specific dates and locations in your region) <a href="http://www.georgiaacademy.org">www.georgiaacademy.org</a>
<b>Georgia Rural Development Council</b> Appointed by the Governor, the Council advocates for rural Georgia, champions new development opportunities, and partners with public and private initiatives to strengthen rural communities. In addition, the Council serves as a clearinghouse for policies and initiatives affecting community and economic development in rural Georgia.	Saralyn Stafford 404-679-3166 <a href="mailto:saralyn.stafford@dca.ga.gov">saralyn.stafford@dca.ga.gov</a> Director, External Affairs & Rural Policy Division <a href="http://www.ruralgeorgia.org">www.ruralgeorgia.org</a>
<b>Keep Georgia Beautiful Foundation</b> KGBF engages all sectors in keeping Georgia beautiful: civic, business and government. As the first-ever state affiliate of Keep America Beautiful (KAB), we provide support to the 75 local affiliates in Georgia, the largest network in the country.	Sarah Visser, Executive Director 404-679-4910 <a href="mailto:Sarah.Visser@KGBF.org">Sarah.Visser@KGBF.org</a> Executive Director <a href="http://www.KeepGeorgiaBeautiful.org">www.KeepGeorgiaBeautiful.org</a>

# DCA Community Development

**Technical Assistance:** We offer customized resources to fit the specific needs of your community, and provide background research for particular issues and opportunities.

PROGRAM DESCRIPTION	CONTACT
<b>Community Planning Institute</b> Annual seminars for local planning commissioners, elected officials, staff and other interested parties. Courses are one or two days, and cover a variety of community development topics: preparing a comprehensive plan, using a plan effectively, tools to implement a local plan, and water resource management.	Jim Frederick 404-679-3105 <a href="mailto:jim.frederick@dca.ga.gov">jim.frederick@dca.ga.gov</a> Director, Office of Planning & Environmental Management <a href="http://www.dca.ga.gov/CPI">www.dca.ga.gov/CPI</a>
<b>Comprehensive Planning</b> A community plan outlines strategies to achieve goals and meet community needs. Our planning staff can provide hands-on assistance to address issues specifically identified in local comprehensive plans, and offer appropriate tools to achieve a community vision.	Jim Frederick 404-679-3105 <a href="mailto:jim.frederick@dca.ga.gov">jim.frederick@dca.ga.gov</a> Director, Office of Planning & Environmental Management <a href="http://www.georgiaplanning.com">www.georgiaplanning.com</a>
<b>Construction Codes and Industrialized Buildings</b> Technical assistance for local code officials, local amendments, and current codes and related issues in Georgia. We provide model codes and resolutions for local governments and workshops on a variety of code and building-related topics, as well as advisory groups for specific topics related to building and community development.	Ted Miltiades 404-679-3106 <a href="mailto:ted.miltiades@dca.ga.gov">ted.miltiades@dca.ga.gov</a> Director, Office of Codes & Research <a href="http://www.dca.ga.gov/codes">www.dca.ga.gov/codes</a>
<b>Research</b> Analysis of many activities and functions of Georgia local governments. Annual reports include Government Management Indicators, the Wage and Salary Survey, and Report of Local Government Finances, all of which provide critical information to local and statewide elected officials, citizens and staff.	Jonathan Sharpe 404.679-4996 <a href="mailto:jonathan.sharpe@dca.ga.gov">jonathan.sharpe@dca.ga.gov</a> Program Manager, Office of Codes & Research <a href="http://www.dca.ga.gov/research">www.dca.ga.gov/research</a>
<b>Service Delivery Strategies</b> Gives local governments and authorities the opportunity to reach agreement on the delivery of services in an effective and cost-efficient manner to Georgia's citizens.	Jon West 404-327-6872 <a href="mailto:jon.west@dca.ga.gov">jon.west@dca.ga.gov</a> Office of Planning & Environmental Management <a href="http://www.dca.ga.gov/servicedelivery">www.dca.ga.gov/servicedelivery</a>
<b>WaterFirst™</b> A voluntary program involving local governments, state agencies and other organizations to improve management and protection of water resources, with significant community incentives for participation.	Deatre Denion (912) 704-4136 <a href="mailto:deatre.denion@dca.ga.gov">deatre.denion@dca.ga.gov</a> Program Coordinator, Office of Planning & Environmental Management <a href="http://www.dca.ga.gov/waterfirst">www.dca.ga.gov/waterfirst</a>

# DCA Community Finance

*Community Finance: Providing tools to help create and retain jobs for the citizens of your community, building wealth, and creating a climate of success*

**Funding: Assisting with local and regional economic development projects.**

PROGRAM DESCRIPTION	CONTACT
<b>Bond Allocation Program</b> Projects include traditional industrial revenue bonds (IDB) and exempt facility bonds. (See Housing section for information on housing related bonds.) Economic development projects must commit to create or retain 1 job for every \$125,000 of financing.	James Stephens 404-679-0591 <a href="mailto:james.stephens@dca.ga.gov">james.stephens@dca.ga.gov</a> Program Manager, Office of Research and Surveys <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>
<b>CDBG Loan Guarantee Program</b> A flexible economic and community development financing tool for certain large-scale economic development projects that cannot proceed without loan guarantee assistance.	Joanie Perry 404-679-3173 <a href="mailto:joanie.perry@dca.ga.gov">joanie.perry@dca.ga.gov</a> Director, Community Finance Division <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>
<b>Downtown Development Revolving Loan Fund</b> Assists cities, counties and development authorities revitalize and enhance downtown areas through below-market-rate financing for projects in core historic downtown areas and adjacent historic neighborhoods. (Georgia Cities Foundation a frequent partner in larger projects.)	Kim Carter 404-679-0604 <a href="mailto:kim.carter@dca.ga.gov">kim.carter@dca.ga.gov</a> Program Manager, Office of Economic Development <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>
<b>Employment Incentive Program (EIP)</b> A set-aside within the traditional CDBG program that provides loans or grants to local governments to fund needed capital improvements for businesses that create or maintain employment opportunities for low to moderate income persons. See program managers' contact information at right for the grant program and loan program.	For Grants: Brock Smith 404-679-1744 <a href="mailto:brock.smith@dca.ga.gov">brock.smith@dca.ga.gov</a> For Loans: Nyanza Duplessis 404- 679-0668 <a href="mailto:nyanza.duplessis@dca.ga.gov">nyanza.duplessis@dca.ga.gov</a> <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>
<b>Georgia State Small Business Credit Initiative</b> A federally funded program to stimulate private financing for small business growth. Georgia's SSBCI program includes include these initiatives: <ol style="list-style-type: none"> <li>1. Georgia Funding for CDFIs: approved CDFIs use SSBCI funds to partner with banks in providing credit for eligible projects to underserved small businesses.</li> <li>2. Georgia Small Business Credit Guarantee: a 50% loan guarantee with a conversion option into a risk reserve pool offering up to 80% reimbursement for loan losses.</li> <li>3. Georgia Capital Access Program (GCAP): a risk reserve pool funded with borrower/lender fees matched with SSBCI funds.</li> <li>4. Georgia Loan Participation Program (GA LPP) will purchase up to 25% of a small business loan originated by an approved lender, which helps mitigate lender risk.</li> </ol>	Holly Hunt 404-679-3144 <a href="mailto:holly.hunt@dca.ga.gov">holly.hunt@dca.ga.gov</a> Program Manager, Office of Economic Development <a href="http://www.georgia-ssbci.org">http://www.georgia-ssbci.org</a>



# DCA Community Finance

<b>OneGeorgia</b> Funding for Rural Georgia economic development capacity building and job creation projects through local & regional development authorities, segmented into the EDGE and Equity programs. EDGE project recommendations are issued by the Georgia Department of Economic Development.	Saralyn Stafford 404-679-3166 <a href="mailto:saralyn.stafford@dca.ga.gov">saralyn.stafford@dca.ga.gov</a> Director, External Affairs & Rural Policy Division <a href="http://www.onegeorgia.org">www.onegeorgia.org</a>
<b>Redevelopment Program Fund</b> Provides flexible financial assistance including grants and loans to local governments to assist in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs.	Nyanza Duplessis 404- 679-0668 <a href="mailto:nyanza.duplessis@dca.ga.gov">nyanza.duplessis@dca.ga.gov</a> Program Manager, Office of Economic Development <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>
<b>Regional Economic Business Assistance Program (REBA)</b> Used to enhance Georgia's competitiveness in attracting significant economic development projects and as a vehicle for significant local, regional or state-wide initiatives that will have short- or long-term economic development benefits. Generally, REBA funds are targeted for projects in non-rural counties.	Dawn Sturbaum 404- 679-1585 <a href="mailto:dawn.sturbaum@dca.ga.gov">dawn.sturbaum@dca.ga.gov</a> Sr. Incentives Program Manager, Office of Economic Development <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>

## Incentives: Creating a climate of success to encourage private investment in your community.

PROGRAM DESCRIPTION	CONTACT
<b>Opportunity Zones</b> The Opportunity Zone designation criteria require the targeting of poverty areas that are in decline, suffering from disinvestment and in need of redevelopment and revitalization. Investments in designated OZ may qualify for Georgia's maximum job tax credit of \$3,500 per job created.	Cherie Bennett 404-831-2058 <a href="mailto:cherie.bennett@dca.ga.gov">cherie.bennett@dca.ga.gov</a> Program Manager, Office of Economic Development <a href="http://www.dca.ga.gov/OZ">www.dca.ga.gov/OZ</a>
<b>Enterprise Zones</b> Intended to improve geographic areas within cities and counties suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas. Must meet at least 3 of 5 specific criteria. May provide a property tax exemption and abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees.	Joanie Perry 404-679-3173 <a href="mailto:joanie.perry@dca.ga.gov">joanie.perry@dca.ga.gov</a> Director, Community Finance Division <a href="http://www.dca.ga.gov/EZ">www.dca.ga.gov/EZ</a>
<b>Job Tax Credits</b> are available to any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries, but does not include retail businesses. If other requirements are met, job tax credits are available to businesses of any nature, including retail businesses, in counties recognized and designated as the 40 least developed counties. Counties and certain census tracts in the state are annually ranked and placed in economic tiers based upon the following factors: highest unemployment rate; lowest per capita income; and highest percentage of residents whose incomes are below the poverty level.	Dawn Sturbaum 404-679-1585 <a href="mailto:dawn.sturbaum@dca.ga.gov">dawn.sturbaum@dca.ga.gov</a> Sr. Incentives Program Manager, Office of Economic Development <a href="http://www.dca.ga.gov/taxcredits">www.dca.ga.gov/taxcredits</a>

# DCA Community Finance

**Partnerships: Enabling governments and private businesses to work together to achieve specific community development goals.**

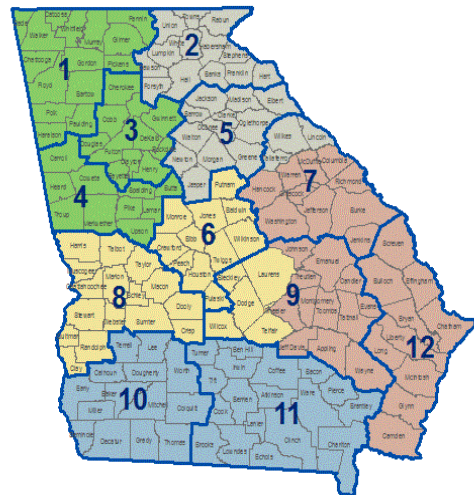
PROGRAM DESCRIPTION	CONTACT
<b>Main Street and Downtown Development</b> Technical assistance and incentive program helps cities create a business-friendly atmosphere. Utilizes national 4-point approach of organization, design, promotion and economic development. Partners include local cities, the Georgia Downtown Association, Georgia Municipal Association and UGA Carl Vinson Institute of Government.	Billy Peppers 404-679-3101 <a href="mailto:billy.peppers@dca.ga.gov">billy.peppers@dca.ga.gov</a> Special Assistant, Community Development Division <a href="http://www.mainstreetgeorgia.org">www.mainstreetgeorgia.org</a>

**Technical Assistance: Expertise and experience to help communities identify the most effective funding and other resources to help them meet their goals.**

These special finance program representatives assist local communities in development of project plans for Community Block Development Grants, EIP grants/loans, OneGeorgia Equity projects and other resources available for economic development financing.

## Economic Development Finance Field Representatives

	Northwest	Patrick Vickers	404-679-3151
	Northeast	John VanBrunt	706-825-1356
	Southwest	Tonya Mole	404-852-6876
	Southeast	Jennifer Fordham	912-265-4212
	South	Kelly Folsom Lane	229-896-4259



## CDBG Field Representatives

	North	Brent Allen	404-217-0733
	Central	Mary Alice Applegate	404-290-3983
	West	Ray Pridgeon	229-309-0056
	East	Cindy Alligood	478-290-1074
	South	Robert Compton	229-896-4259

# DCA Housing

*Housing: Helping communities with housing strategies and tools, because home is where it all begins.*

**Funding: Helping communities create or improve housing for their citizens.**

PROGRAM DESCRIPTION	CONTACT
<b>Georgia Dream Homeownership Program</b> Affordable first mortgage financing and down payment assistance for eligible low and moderate income home buyers available through participating lender partners.	Beth Spears 404-245-2191 <a href="mailto:beth.spears@dca.ga.gov">beth.spears@dca.ga.gov</a> Housing Outreach Manager <a href="http://www.gadream.com">www.gadream.com</a>
<b>HomeSafe Georgia</b> A federally funded program that provides up to 18 months of temporary mortgage assistance to homeowners who are unemployed or underemployed, to help prevent foreclosures.	Cynthia Harrison 404-679-3167 <a href="mailto:cynthia.harrison@dca.ga.gov">cynthia.harrison@dca.ga.gov</a> Marketing Specialist <a href="http://www.homesafegeorgia.com">www.homesafegeorgia.com</a>
<b>Community HOME Investment Program (CHIP)</b> Funds to assist local governments, nonprofit organizations and public housing authorities to provide affordable housing in their communities. Funds may be used to provide eligible, low- and moderate income households with down payment assistance or to assist with homeowner rehabilitation. Eligible communities are those outside of a HUD-designated Participating Jurisdiction as defined by the HOME Program.	Michelle Lewis 404-679-0659 <a href="mailto:michelle.lewis@dca.ga.gov">michelle.lewis@dca.ga.gov</a> Program Manager, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/finance">www.dca.ga.gov/finance</a>
<b>Emergency Solutions Grants (Homeless Programs)</b> Provides outreach, shelter, rapid re-housing, homelessness prevention and related services to organizations who serve persons experiencing homelessness, or for persons in danger of becoming homeless, throughout the state.	Christy Hahn 404-679-5293 <a href="mailto:christy.hahn@dca.ga.gov">christy.hahn@dca.ga.gov</a> Program Coordinator, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a>
<b>Housing Opportunities for People with AIDS (HOPWA)</b> Provides housing assistance (emergency, shelter, transitional and/or permanent) for lower income persons with HIV/AIDS. Funds are typically sub-granted to non-profit agencies within the communities that make their own rules for programs and criteria for assistance, provided that such rules are within the scope of HOPWA regulations and guidance from HUD.	Phillis Thomas 404-679-0651 <a href="mailto:phillis.thomas@dca.ga.gov">phillis.thomas@dca.ga.gov</a> Program Manager, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a>
<b>HOME Rental Housing Loan Program</b> In conjunction with the Housing Tax Credit program, provides low interest loans to for-profit and non-profit developers for the construction and/or renovation of affordable multifamily rental housing in communities across Georgia.	Fenice Taylor 404-679-0647 <a href="mailto:fenice.taylor@dca.ga.gov">fenice.taylor@dca.ga.gov</a> Director, Office of Housing Finance <a href="http://www.dca.ga.gov/housingdevelopment">www.dca.ga.gov/housingdevelopment</a>

# DCA Housing

<b>Neighborhood Stabilization Program (NSP)</b> A federally funded program designed for the purpose of stabilizing communities that have suffered from abandonment and foreclosures. This program funds 22 community efforts across Georgia, with no new enrollments anticipated at this time.	Sally Adams 404-486-0224 <a href="mailto:sally.adams@dca.ga.gov">sally.adams@dca.ga.gov</a> NSP Manager, Community Development Division
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## Incentives: Helping communities involve private investors in developing the needed housing for their citizens.

PROGRAM DESCRIPTION	CONTACT
<b>Housing Tax Credit Program</b> Provides the private market an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects that provide housing opportunities across Georgia.	Fenice Taylor 404-679-0647 <a href="mailto:fenice.taylor@dca.ga.gov">fenice.taylor@dca.ga.gov</a> Director, Office of Housing Finance <a href="http://www.dca.ga.gov/housingdevelopment">www.dca.ga.gov/housingdevelopment</a>

## Partnerships: Providing opportunities to work with other organizations and businesses to meet the housing needs of Georgia's communities.

PROGRAM DESCRIPTION	CONTACT
<b>Rental Assistance (Housing Choice Voucher Program)</b> Assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. DCA receives federal funds from HUD to administer the voucher program.	Dennis Williams 404-679-0621 <a href="mailto:dennis.williams@dca.ga.gov">dennis.williams@dca.ga.gov</a> Director, Rental Assistance Division <a href="http://www.dca.ga.gov/HCVF">www.dca.ga.gov/HCVF</a>
<b>HUD Housing Counseling Program</b> Provides counseling to consumers on seeking, financing, maintaining, renting, or owning a home. The program also addresses homelessness through counseling and assists homeowners in need of foreclosure assistance.	Karen Young 404-982-3505 <a href="mailto:karen.young@dca.ga.gov">karen.young@dca.ga.gov</a> Grants Specialist, Office of Programs and Public Affairs <a href="http://www.gadream.com">www.gadream.com</a>
<b>National Foreclosure Mitigation Counseling Program</b> Provides default mitigation counseling to consumers at risk of foreclosure through a network of approved housing counseling agencies.	Karen Young 404-982-3505 <a href="mailto:karen.young@dca.ga.gov">karen.young@dca.ga.gov</a> Grants Specialist, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/NFMC">www.dca.ga.gov/NFMC</a>
<b>GeorgiaHousingSearch.org</b> An online directory that matches those seeking affordable rental housing options with units available for rent. Owners of rental properties can advertise the availability of units and families seeking housing may directly contact the property owner/manager through a convenient email link.	Ronald Pounds 404-327-6864 <a href="mailto:ronald.pounds@dca.ga.gov">ronald.pounds@dca.ga.gov</a> Housing Development Coordinator, Office of Programs and Public Affairs <a href="http://www.GeorgiaHousingSearch.org">www.GeorgiaHousingSearch.org</a>



# DCA Housing

<p><b>Continuum of Care Program</b> A competitive federally funded program designed to help individuals move into transitional and permanent housing. The goal of the program is to optimize self sufficiency and provide long-term stability to individuals and families experiencing homelessness.</p>	<p>Tina Moore, <a href="mailto:tina.moore@dca.ga.gov">tina.moore@dca.ga.gov</a> 404-327-6870 Coordinator, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a></p>
<p><b>Community Home Development Organizations (CHDO)</b> Eligible nonprofit organizations participate in both the CHDO Predevelopment Loan (CPLP) and the CHDO Operating Assistance Programs (COAP). The CPLP is for use by CHDOs to own, develop, or sponsor affordable housing. The COAP is for use by CHDOs to maintain operations and to develop capacity to implement HOME funded CHDO activities.</p>	<p>Christy Fletcher 404-679-3125 <a href="mailto:christy.fletcher@dca.ga.gov">christy.fletcher@dca.ga.gov</a> Manager, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/housingdevelopment">www.dca.ga.gov/housingdevelopment</a></p>
<p><b>Tenant Based Rental Assistance Program (TBRA)</b> Provides short-term rental assistance for up to 24 months to single adult individuals with disabilities and families with at least one adult family member with a disability. The adult individual with a disability must be participating in the Georgia <i>Money Follows the Person</i> (MFP) program and be referred to DCA for the rental assistance.</p>	<p>Patrick Brown 404-679-0630 <a href="mailto:patrick.brown@dca.ga.gov">patrick.brown@dca.ga.gov</a> Housing Development Coordinator, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a></p>
<p><b>Section 811 Project Rental Assistance Demonstration Program</b> Provides project based rental assistance in connection with community based services to extremely low income persons with disabilities. The program seeks to provide integrative housing to help promote recovery and housing stability.</p>	<p>Patrick Brown 404-679-0630 <a href="mailto:patrick.brown@dca.ga.gov">patrick.brown@dca.ga.gov</a> Housing Development Coordinator, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a></p>
<p><b>Shelter Plus Care (S+C) Program</b> Working with about 50 sub-grantees state-wide, DCA provides approximately \$10 million annually to support more than 1,600 units of permanent supportive housing for persons (and their families) who are homeless and disabled.</p>	<p>Libby Mazur 404-982-3577 <a href="mailto:libby.mazur@dca.ga.gov">libby.mazur@dca.ga.gov</a> Coordinator, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a></p>
<p><b>Home Access Program</b> Provides funding from the Brain and Spinal Injury Trust Fund Commission for persons that have traumatic brain injury or spinal cord injuries. Funds are to provide accessibility improvements at owner-occupied homes in which individuals with disabilities reside and utilize as their primary residence.</p>	<p>Ronald Pounds 404-327-6864 <a href="mailto:ronald.pounds@dca.ga.gov">ronald.pounds@dca.ga.gov</a> Housing Development Coordinator, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a></p>
<p><b>Re-Entry Partnership Housing Program</b> A program funded through a unique collaboration between the Georgia Department of Corrections, the State Board of Pardons and Parole and the Georgia Department of Community Affairs. Housing is coordinated for persons who have remained in prison after the Pardon Board has authorized their release due solely to having no residential options.</p>	<p>Patricia Wright 404-327-6856 <a href="mailto:patricia.wright@dca.ga.gov">patricia.wright@dca.ga.gov</a> Grants Manager, Office of Programs and Public Affairs <a href="http://www.dca.ga.gov/specialneeds">www.dca.ga.gov/specialneeds</a></p>

# DCA Housing

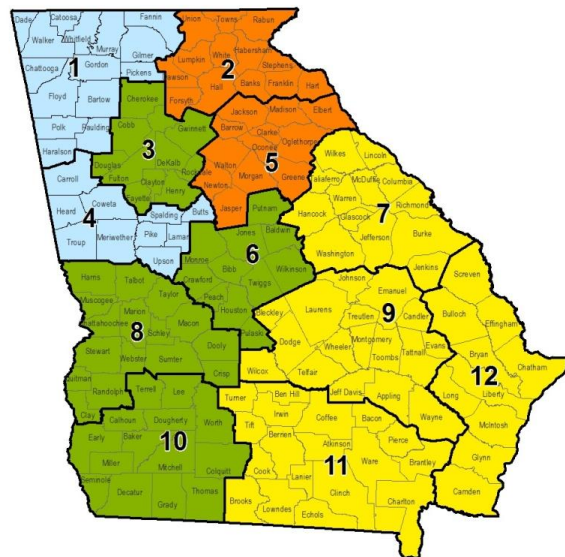
**Technical Assistance: Our Housing Team can assist your community in developing your community housing plan.**

PROGRAM DESCRIPTION	CONTACT
<b>Georgia Initiative for Community Housing (GICH)</b> A state initiative that offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective is to help communities create and launch a locally based plan to meet their housing needs. Jointly offered through DCA, GMA and UGA's Housing & Demographic Research Center. <a href="http://www.fcs.uga.edu/hace/hdrc/gich.html">www.fcs.uga.edu/hace/hdrc/gich.html</a>	Teresa Concannon 912-536-5723 <a href="mailto:teresa.concannon@dca.ga.gov">teresa.concannon@dca.ga.gov</a> Housing Outreach Coordinator, Office of Programs and Public Affairs
<b>The Georgia Landlord Tenant Handbook</b> A publication designed to answer common residential landlord-tenant questions. The free handbook is available on the Georgia Department of Community Affairs website at <a href="http://www.dca.ga.gov">www.dca.ga.gov</a> under Publications.	Kathy Maguire 404-679-0662 <a href="mailto:kathy.maguire@dca.ga.gov">kathy.maguire@dca.ga.gov</a> Office of Programs and Public Affairs

## Housing Outreach Representatives

Manager, Beth Spears  
 Georgia Dream Training, Ron Ross

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	Northeast	Ron Ross	404-368-7177
	West	Dean Nelson	404-852-2160
	East	Teresa Concannon	912-536-5723



## Our Senior Team

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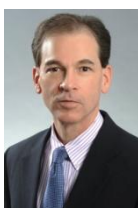


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### Finance & Administration



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### Housing



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Dennis Williams  
Housing Choice  
Voucher Program  
404/679-0621

If you cannot find what you need within this Resource Guide, our Senior Team is ready to assist.  
Feel free to call upon any one of us.



*The Georgia Department of Community Affairs is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or any other issues, please feel free to contact us at [fairhousing@dca.ga.gov](mailto:fairhousing@dca.ga.gov).*

